

CITY OF MUSKEGON
HISTORIC DISTRICT COMMISSION
REGULAR MEETING
MINUTES

May 4, 2004

The meeting was called to order at 4:00 p.m. by Chairperson, D. Chambers.

MEMBERS PRESENT: D. Chambers, J. Hilt, L. Spataro, A. Medema, T. Bosma, T. Russo

MEMBERS ABSENT: None.

STAFF PRESENT: B. Lazor, C. Brubaker-Clarke, H.Griffith

OTHERS PRESENT: C. Farmer, 1668 Jefferson; C. Howell, 407 W. Webster; J. Dorsey, 170 Washington; O. Workman, 3355 E. River.

APPROVAL OF MINUTES

A motion to approve the regular meeting minutes of April 6, 2004 was made by T. Bosma, supported by J. Hilt and unanimously approved.

OTHER

Cool City Resolution – C. Brubaker-Clarke explained the Governor's initiative plan. She explained the process.

A motion to support the Cool City Resolution, was made by A. Medema, supported by T. Russo and unanimously approved.

NEW BUSINESS/PUBLIC HEARINGS

Case 2004-10: Request to replace deck with same sized deck. Applicant: Caron Farmer; 1668 Jefferson; District: Jefferson; Class: AA. B. Lazor presented the staff report. The applicant has rebuilt a deck on the rear of this house. The applicant states that there was a deck there previously. The new deck is 10' X 20'. Staff researched the sketches in the Assessor's Office, they show that there was a 10' X 4' wood deck. The deck is skirted with a lattice made of an unknown material. Staff recommends approval of the deck with the condition that the lattice be removed and reinstalled to satisfy the supplied guideline drawing. The guidelines show that lattice should be behind front trim boards. The lattice as is stands now is tacked on the front of the boards.

L. Spataro arrived at 4:09 p.m.

C. Farmer stated that the original deck was 8' X 20'. She supplied pictures of what the deck had looked like.

A motion that HDC approve the already constructed deck at 1668 Jefferson Street with the following conditions: 1) The lattice installation shall conform to HDC guidelines. 2) The deck

shall be finished in accordance with HDC guidelines, was made by J. Hilt, supported by A. Medema and unanimously approved.

Case 2004-11: Request to install fencing. Applicant: Carl Howell; 407 W. Webster; District: Houston; Class: AA. C. Howell stated what he would like to do. The applicant has supplied a very detailed drawing as to where they are proposing to construct new fencing. The applicant has supplied a set of project directions with North being towards Webster Avenue and East being next to the temple. The applicant has proposed a 4' fence to match up with the fence line of the neighbors that is 4' high. The south property line is proposed to be a similar 4' fence. The East side fence is proposed to be either 4' or 6' in height to block the parking lot of the temple. The fencing is proposed to be a French gothic fence. It is similar to the neighbors fence is style, however there is no spacing in between the pickets. There is one issue as staff can see it. The fencing on the neighboring houses has a space in between the pickets. This fencing is proposed with no spacing (privacy). If the HDC is inclined to grant the approval for this privacy style fence, staff would be comfortable with that. Staff reminds applicant that a development permit will be needed to construct the fence if approved.

L. Spataro asked if the fence was going to be painted. C. Howell stated that it would. He was told that since the wood is pressure treated, he should wait 1 year before painting it.

A motion that HDC approve the installation of the 4' and 6' fencing at 407 W. Webster per submitted details with the following condition: The applicant shall obtain a development permit before commencing work, was made by T. Bosma, supported by L. Spataro and unanimously approved.

Case 2004-12: Request to install fencing. Applicant: Jon P. Dorsey; 170 Washington; District: Campus; Class: A. B. Lazor presented the staff report. The applicant wishes to install a 6' vinyl fence in front of the front building line. The applicant states and provided evidence that there was a fence of that size previously. The applicant has since torn down the old fence and was in the process of constructing the new one when the Zoning Inspector stopped the work. The fence is a 6' vinyl with American gothic caps. This HDC is the first step of the approval process. If the HDC were inclined to approve the fence, the second step would be to take it before the Zoning Board of Appeals. The zoning ordinance states that a fence of this height would not be allowed in front of the front building line. The applicant will need to apply for a variance to continue with the fence. Staff recommends approval of the request. There was a fence of this size before, but it was a different style. Staff would recommend approval of this request contingent on the approval of the ZBA.

J. Dorsey added that the new fence is in the same location as what had been existing.

A motion that HDC approve the installation of the proposed fencing at 170 Washington with the following condition: 1) The approval is contingent upon the granting of a variance from the Zoning Board of Appeals. 2) A development permit is obtained for the fence, was made by L. Spataro, supported by T. Russo and unanimously approved.

Case 2004-13: Request to construct and install various items on and around the house. Applicant: Ciggzree Morris; 311 W. Muskegon District: Houston; Class: A. B. Lazor presented the staff report. The applicant is wishing to undertake numerous projects to update the house. In general, the applicant wishes to install 4 doors, shutters, window boxes, fencing and new siding. The shutters are proposed to be Encore exterior shutters, which are made of vinyl. The applicant has supplied a drawing where the proposed shutters and planter boxes are to be located. The applicant

proposes four new doors of various designs all being made of steel. The west side front door is to be a six panel design. The applicant also wishes to replace the side glass. Currently, the glass has the style of long thin vertical planes. The proposed new side glass is three equally sized squares with horizontal lines dividing them. The main front door is proposed to be also a 6 panel door. A new storm door is also proposed. This storm door has a full glass panel. The side glass panels are proposed to be an ornate design with what appears to be a type of stained glass. The east exterior rear door currently is wood and is proposed to be changed into a ornately design full glass door. The fourth door is the east side, side door. The new storm door is proposed to be a full glass panel while the entrance door is proposed to have an ornately designed oval glass insert. The new fencing is a 6' vinyl style privacy fence with lattice work at the top of it. The fence is proposed to be placed in two locations along the sides and towards the rear of the property. The applicant has submitted the a plot plan where the proposed fencing would be located. The next project is the installation of a 15' by 14' wood deck on the rear of the house. Staff has not received any specifications as to the height of the deck or to the design of it. The final project is to reside the detached garage with vinyl siding that matches the house. There are several points to look at with this series of projects. All of the current doors appear to be wood. From the pictures they appear to be in good shape. However, if the doors are beyond repair, staff has several suggestions: keep a uniform theme with all the new doors. The current structure has a very linear feel. The lines of the building are simple and strong, horizontally and vertically. Adding features such as curved ornate glass appears to be inappropriate for this situation. Staff understands that the applicant wants to dress up the views of the house, but there may be ways of doing this without adding incompatible features. Staff would suggest the applicant looking into doors and side glass that generally match each other and that are compatible with the look of the building. The flower boxes and shutters would give an improved look to the front and rear of the building. The fence is attractive and should improve the aesthetics. The deck should generally conform to the HDC railing and skirting guidelines. Since the home has been resided, staff recommends approval of the residing of the detached garage to match that of the home.

L. Spataro stated that the home had been heavily modified in the past. There was either one or two major additions done. He described the different door styles on the home. He stated that none of the doors are matching. He would recommend that the doors reflect either the architecture on the outside of the home or else the décor of the inside. He saw no issues with the fence, deck, or flower boxes. D. Chambers stated that an oval door is out of context with the home. T. Bosma stated that all the doors should match.

A motion that HDC approve the siding on the garage, fence, deck, shutters, and window boxes at 311 W. Muskegon with the following conditions: 1) The deck shall conform to HDC guidelines. 2) The applicant shall obtain all necessary permits including development and building permits before commencing work, was made by L. Spataro, supported by J. Hilt and unanimously approved.

A motion that HDC table the replacement of the doors and side glass until further information is obtained such as the type of door proposed, as well as, if all doors would be matching, was made by L. Spataro, supported by J. Hilt and unanimously approved.

WALK-ONS

Case 2004-14: Request to replace rear steps, cover front steps with wood, add a fence between the properties; and add to the small retaining wall in the rear of the property. Applicant: Olga Workman; 500 W. Clay; District: Clay-Western; Class: AA. O. Workman explained what she would like to do. T. Bosma asked if the request for the retaining wall was to add a couple of

boards and then the lattice. O. Workman stated that it was. She felt that this would make it safer. T. Bosma asked about the steps in the front. O. Workman stated that there would be wood on top of the existing steps. A. Medema asked how tall the proposed fence would be. O. Workman stated that it would be 4' tall. L. Spataro asked if the neighbors were okay with her wanting to place the fence on their property. O. Workman stated that they were in favor of it. There had been problems with people walking between the properties. This would stop that from happening. D. Chambers asked if the fence would be a wood picket style fence. O. Workman stated that it would.

A motion that the HDC approve the request for the following items: 1) Replace the rear steps. 2) Cover the front steps with wood. 3) Place fencing between the home and the neighbor's garage (with permission from the neighbors). 4) Add a couple of boards and lattice to the retaining wall, with the condition that all necessary building/development permits are obtained and HDC ordinance rules are followed, was made by T. Bosma, supported by A. Medema and unanimously approved.

Case 2004-15: Request to approve the already installed sign. Applicant: Mary Kaye; 563 W. Western; District: Clay-Western; Class: AA. B. Lazor stated that the sign was already installed. Staff wasn't sure if it would require an encroachment agreement with the Engineering Department since the sign does hang over the sidewalk.

A motion that the HDC table the sign to allow staff to gather more information about any encroachment agreements and if it needs to go before the ZBA was made by T. Bosma, supported by J. Hilt and unanimously approved.

OLD BUSINESS

None.

OTHER

L. Spataro gave the commission members some updates.

A. Medema informed the commission members about the fall festival with the mainstreet.

ADJOURN

The meeting adjourned at 4:56 p.m.